085.0	0005	0018.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,121,800	/	1,121,800
USE VALUE:	1,121,800	/	1,121,800
ASSESSED:	1,121,800	/	1,121,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
109		WESTMINSTER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RINES DAVID M
Owner 2:	RINES-PASCALE ALISA
Owner 3:	
Street 1:	109 WESTMINSTER AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FALLON MELINDA GAY -
Owner 2:	-
Street 1:	109 WESTMINSTER AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 12,272 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1882, having primarily Clapboard Exterior and 2421 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12272.000	562,800	7,300	551,700	1,121,800
Total Card	0.282	562,800	7,300	551,700	1,121,800
Total Parcel	0.282	562,800	7,300	551,700	1,121,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 463.41 | /Parcel: 463.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	53916
GIS Ref	
GIS Ref	
Insp Date	11/08/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 085.0-0005-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	562,800	7300	12,272.	551,700	1,121,800	1,121,800	Year End Roll	12/18/2019
2019	101	FV	415,700	3900	12,272.	543,800	963,400	963,400	Year End Roll	1/3/2019
2018	101	FV	415,700	3900	12,272.	417,700	837,300	837,300	Year End Roll	12/20/2017
2017	101	FV	415,700	3900	12,272.	394,100	813,700	813,700	Year End Roll	1/3/2017
2016	101	FV	415,700	3900	12,272.	362,600	782,200	782,200	Year End	1/4/2016
2015	101	FV	386,400	3900	12,272.	338,900	729,200	729,200	Year End Roll	12/11/2014
2014	101	FV	386,400	3900	12,000.	308,900	699,200	699,200	Year End Roll	12/16/2013
2013	101	FV	386,400	3900	12,000.	308,900	699,200	699,200		12/13/2012

!6962!

PRINT

Date	Time
12/10/20	21:39:25

LAST REV

Date	Time
07/18/19	09:52:08
apro	
6962	

USER DEFINED

Prior Id # 1:	53916
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FALLON MELINDA	46090-215		9/16/2005		705,600	No	No		
HALL DONNA	24581-146		5/31/1994		350,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/26/2014	250	Demo gar	58,000					
6/21/2010	722	Porch	17,000					REPLACE FRONT PORC
5/10/2010	415	New Wind	12,000					
8/16/2006	688	Re-Roof	7,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	MEAS&NOTICE	HS	Hanne S
11/20/2008	Meas/Inspect	336	PATRIOT
1/13/2006	MLS	MM	Mary M
3/13/2000	Inspected	264	PATRIOT
1/24/2000	Mailer Sent		
1/24/2000	Measured	276	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12272		Sq. Ft.	Site		0	70.	0.64	6									551,710						551,700	

Total AC/HA:	0.28173	Total SF/SM:	12272	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	551,710	Spl Credit		Total:	551,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1882	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.08374977
Const Adj.:	0.99989998
Adj $ / SQ:	140.873
Other Features:	103000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	589953
Depreciation:	27138
Depreciated Total:	562815

COMMENTS

OF=BMT SINK. Ella Orrigo, 103 Westminster Ave, Arlington, MA, sold 272 s.f. of land to David M. Rines & Alisa Pascale Rines on 3/4/2014 Bk. 63334 Pg 405 for $1.00..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

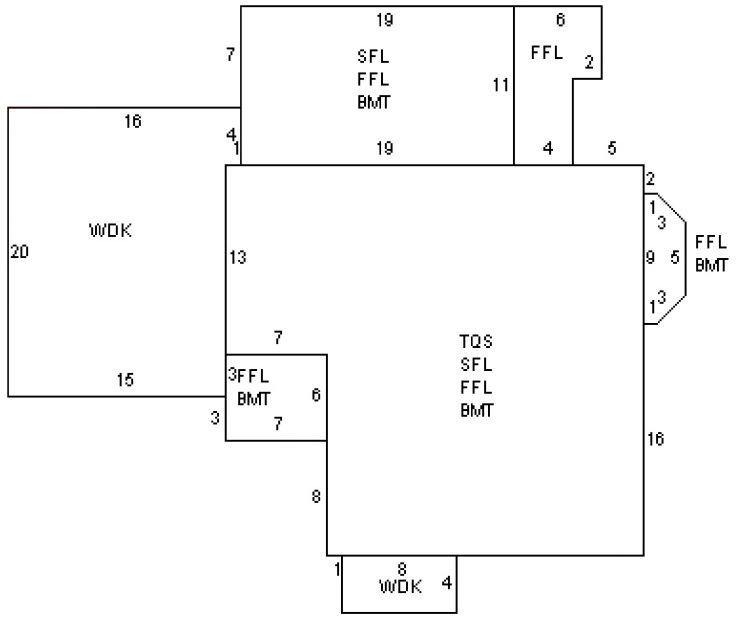
No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	170.46
Special Features:	0	Val/Su Net:	151.45
Final Total:	562800	Val/Su SzAd	232.49

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,013	140.870	142,705
BMT	Basement	959	42.260	40,529
SFL	Second Floor	894	140.870	125,941
TQS	3/4 Story	514	140.870	72,374
WDK	Deck	336	8.980	3,016

Net Sketched Area:	3,716			Total:	384,565
Size Ad	2420.75	Gross Are	3887	FinArea	2421

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 085.0-0005-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	22X24	A	GD	1930	19.73	T	30	101			7,300			7,300
2	Frame Shed	D	Y	1	8X10	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:	7,300	Total Special Featues:		Total:	7,300